

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

August 17 of 2006



RZ 06-19: Doris NeSmith

CASE DESCRIPTION: request to change the zoning classification from 'RD-5' Residential District – 5000 to a 'C-3' Commercial District

LOCATION: 4.71 acres of land adjoining the 2700 Block of State Highway 21 East in north central Bryan, Brazos County, Texas

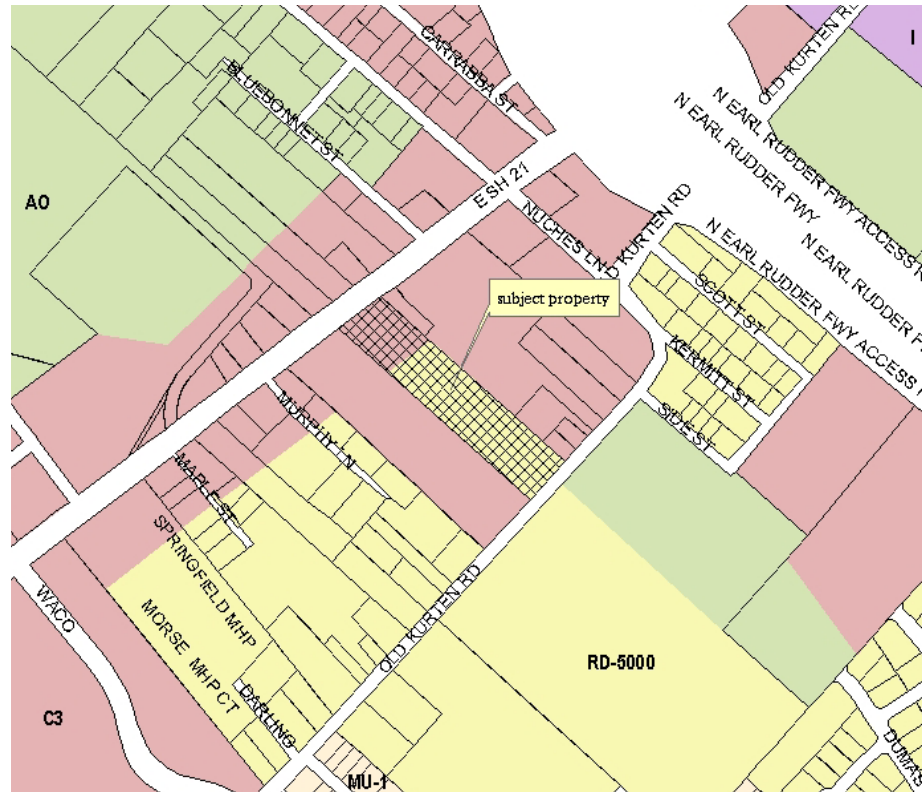
LEGAL DESCRIPTION: 4.71 acres of land out of Stephen F. Austin Survey

EXISTING LAND USE: vacant acreage

APPLICANT(S): Doris NeSmith

STAFF CONTACT: John Dean, Transportation Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** 'C-3' zoning on all land encompassed within this request.



BACKGROUND:

The applicant is requesting to rezone approximately 4.71 acres of land located to the southeast of the 2700 block of SH 21 East, between SH21 and Old Kurten Road, from the current combination of 'C-3' Commercial District and 'RD-5' Residential District - 5000, to a 'C-3' Commercial District. The request was made to accommodate commercial development along SH 21 and to increase the properties marketability for such purposes.

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

The 'C-3' commercial zoning classification is primarily intended for businesses and other commercial/retail buildings. Staff contends that commercial uses at this location will promote a uniform pattern of land use along SH 21 E. In addition, this request is in conformance with the City of Bryan's Future Land Use plan, which designates this property for retail/commercial use.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

The subject property adjoins State Highway 21 East, a major arterial street, capable of accommodating traffic loads typically associated with commercial developments. Any issues regarding capacity will be addressed at the time of development.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

There is currently little vacant land for commercial development of this lot size available in this vicinity. There may be land zoned for commercial use and available for development elsewhere in the City, however, there continues to be a high demand for vacant commercial land.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Staff contends that all commercial properties are developing at a rapid pace, in this vicinity and elsewhere in the City.

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

If the proposed zoning change were approved, staff believes there to be few, if any, effects

on other areas designated for similar developments.

6. Any other factors affecting health, safety, morals, or general welfare.

Staff does not believe this proposed development would adversely affect health, safety, morals, or general welfare. Commercial development on the subject property is likely to have minimal direct impact on the appearance, comfort and value of nearby commercially zoned properties.

RECOMMENDATION:

Staff recommends **approving** 'C-3' zoning as requested by the applicant.